

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HAMLET ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	APETAUEROVA DIANA/ TRUSTEE			
Owner 2:	DIANA APETAUEROVA 2019 TRUST			
Owner 3:				
Street 1:	45 HAMLET ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	APETAUEROVA DIANA -		
Owner 2:	-		
Street 1:	45 HAMLET ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 3,671 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Wood Shingle Exterior and 2199 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.08427	Total SF/SM:	3671	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	424,103	Spl Credit	Total:	424,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3671.000	346,500	4,600	424,100	775,200
Total Card	0.084	346,500	4,600	424,100	775,200
Total Parcel	0.084	346,500	4,600	424,100	775,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			352.60	/Parcel: 352.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,500	4600	3,671.	424,100	775,200	775,200	Year End Roll	12/18/2019
2019	101	FV	293,600	4600	3,671.	450,600	748,800	748,800	Year End Roll	1/3/2019
2018	101	FV	293,600	4600	3,671.	328,700	626,900	626,900	Year End Roll	12/20/2017
2017	101	FV	293,600	4600	3,671.	286,300	584,500	584,500	Year End Roll	1/3/2017
2016	101	FV	293,600	4600	3,671.	243,900	542,100	542,100	Year End	1/4/2016
2015	101	FV	260,500	4600	3,671.	238,600	503,700	503,700	Year End Roll	12/11/2014
2014	101	FV	260,500	4600	3,671.	196,100	461,200	461,200	Year End Roll	12/16/2013
2013	101	FV	260,500	4600	3,671.	186,600	451,700	451,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	372	PATRIOT
8/31/2004	MLS	MM	Mary M
10/2/2003	Grth 4	BR	B Rossignol
3/7/2000	Mailer Sent		
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/_



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	31021
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
7	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

EXTERIOR INFORMATION

Type:	97	- Tudor
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:	8	- Brick Veneer 40 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	cream	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1929	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1930	22.31	T	40	101			4,600			4,600